



Project Name/Address: 409 Rogers Street
Application Type: Certificate of Appropriateness
Legistar File ID # 40419
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: October 28, 2015

Summary

Project Applicant/Contact: Casey Eggleston
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations in the Third Lake Ridge historic district.

Background Information

Parcel Location: The subject site is located in the Third Lake Ridge Historic District.

Relevant Historic Preservation Ordinance Section:

41.23(9) Standards for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

- 1) Any exterior alterations on parcels zoned residential use that are located within 200 feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - (a) Height
 - (b) Landscape treatment
 - (c) Rhythm of mass and spaces
- 2) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.
- 3) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical materials.
- 4) Alterations of the roof of any existing structure shall retain its existing historical appearance.
- 5) Alterations of the street facade(s) shall retain the original or existing historical proportional relationships of door sizes to window sizes.

Analysis and Conclusion

A brief discussion of Section 41.23(9) follows:

- 1)
 - (a) Height – The height is not being changed.
 - (b) Landscape treatment – the landscape treatment is not described in the submission materials. It is assumed that the landscape treatment will remain unchanged.
 - (c) Rhythm of masses and spaces – The request for re-siding will not affect the rhythm of masses and spaces.

- 2) The existing historical proportion and rhythm of solids to voids on the street façade will be retained with this request. On one elevation (not a street façade) the submission materials indicate that an original window location that has been infilled will be covered over so that it no longer reads as an original window.
- 3) As indicated in the submission materials, the majority of the historical materials on the street façade have been altered or removed; however, the original eaves and crown molding details and front door surround remain on the street façade and should remain visible instead of being wrapped with aluminum. The proposed siding will be more similar to the original siding exposure and type.
- 4) Roofs are not being altered.
- 5) The submission materials indicate that only a few windows will be altered. The windows that will be altered include three basement windows that are proposed to be changed to glass block and one previously infilled window that will be restored to its original size. The existing historical proportional relationships of door sizes to window sizes will remain.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed alterations are met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The Applicant shall explain any proposed plans for the landscape treatment.
2. The Applicant shall provide clarification information about the windows to be altered.
3. The Applicant shall alter the proposal so that the original eaves and crown molding details and front door surround remain visible instead of being wrapped with aluminum.